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STATE MS. - DESOTO CO. *del*
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May 28 3 09 PM '04

BK 473 PG 223
DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

RODGER DEAN CLARK, ET UX, (
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 Grantors (
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 TO (WARRANTY DEED
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 THEODORE M. OPSAHL, (
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 Grantee (
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For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **RODGER DEAN CLARK and wife, PATRICIA POLLICH CLARK**, do hereby grant, bargain, sell, convey, and warrant to **THEODORE M. OPSAHL** that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 511, Section D, Buena Vista Lakes Subdivision, in Section 14, Township 4 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 40-43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 5, Pages 40-43, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2004.

Taxes for the year 2004 are being pro-rated on an estimated basis to the date of this instrument. Grantors shall be liable to Grantee for any shortage in such estimated amount which may be determined upon publication of said taxes. Taxes for all subsequent years are to be the responsibility of Grantee, his heirs, successors, and/or assigns.

Possession of said real property shall be given to Grantee on or before May 31, 2004.
Witness our signatures, this the 27th day of May, 2004.

Rodger Dean Clark

RODGER DEAN CLARK
Patricia Pollich Clark

PATRICIA POLLICH CLARK

Mr. and Mrs. Rodger D. Clark
173 North Parkway
Hernando, MS 38632
Home: (662) 429-2187
Work: (901) 507-0608

Mr. Theodore M. Opsahl
1155 Thunderbird Drive So.
Hernando, MS 38632
Home: (662) 429-4744
Work: (901) 490-6308

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **RODGER DEAN CLARK and wife, PATRICIA POLLICH CLARK**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.
Given under my hand and official seal of office, this the 27th day of May, 2004.

William F. Hagan

NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2004

